

Fill in this information to identify the case:

Debtor name **NP Wildcat TIC 1, LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **23-12657-SC**

Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/22

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

None.

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue
Check all that apply

Gross revenue
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:

From 1/01/2023 to Filing Date

Operating a business

\$1,131,776.61

Other _____

For prior year:

From 1/01/2022 to 12/31/2022

Operating a business

\$989,299.76

Other _____

For year before that:

From 1/01/2021 to 12/31/2021

Operating a business

\$858,649.43

Other _____

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

None.

Description of sources of revenue

Gross revenue from each source
(before deductions and exclusions)

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers--including expense reimbursements--to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

None.

Creditor's Name and Address

Dates

Total amount of value

Reasons for payment or transfer

Check all that apply

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. Nelson Brothers Property Mgmt Inc	12/11/2023	\$4,843.93	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.2. Tucson Electric Power Company PO Box 5171 Harlan, IA 51593-0671	11/17/2023	\$1.95	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.3. Tucson Electric Power Company PO Box 5171 Harlan, IA 51593-0671	11/16/2023	\$238.76	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.4. Rafael Estrella Pelayo	11/15/2023	\$1,353.64	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.5. Nelson Partners Property Mgmt	11/13/2023	\$5,612.22	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.6. Nelson Brothers Property Mgmt Inc	11/08/2023	\$4,677.83	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.7. Vatsav Sethupathi	11/02/2023	\$100.73	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.8. Subhadip Sahoo	11/02/2023	\$752.35	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
3.9. Khamdam Kadirov	11/02/2023	\$867.10	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.10 Joelle Smith	11/02/2023	\$792.00	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.11 Fayyaz Ahmed Mohammad	11/02/2023	\$1,017.35	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.12 Tailored Mechanical LLC	11/01/2023	\$7,637.00	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.13 Cox Communications	11/01/2023	\$614.82	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.14 Nelson Brothers Property Mgmt Inc	10/27/2023	\$5,268.62	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.15 Sankha Subhra Mahanti	10/23/2023	\$867.35	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.16 Nelson Brothers Property Mgmt Inc	10/20/2023	\$1,500.00	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
3.17 Tucson Electric Power Company PO Box 5171 Harlan, IA 51593-0671	10/18/2023	\$3,612.02	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.18 Tailored Mechanical LLC	10/12/2023	\$5,357.00	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.19 Republic Services	10/12/2023	\$641.90	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.20 Rafael Estrella Pelayo	10/12/2023	\$1,671.54	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.21 Sankha Subhra Mahanti	10/12/2023	\$867.35	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.22 Quadient, Inc (Parcel Pending) 475 Goddard Ste. 150 Irvine, CA 92618	10/12/2023	\$764.50	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.23 Foxen Administration, LLC	10/12/2023	\$1,100.00	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.24 Nelson Brothers Property Mgmt Inc	10/11/2023	\$9,497.50	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer Check all that apply
3.25 Nelson Brothers Property Mgmt Inc	10/11/2023	\$4,486.86	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.1. Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	12/28/2022	\$8,854.41	
4.2. Nelson Brothers Property Management Inc 180 Avenida La Pata San Clemente, CA 92672	01/05/2023	\$3,631.78	
4.3. Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	01/11/2023	\$7,810.90	
4.4. Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	01/27/2023	\$5,384.94	
4.5. Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	02/13/2023	\$8,762.12	
4.6. Nelson Brothers Property Management 180 Avenida La Pata San Clemente, CA 92672	02/13/2023	\$3,675.53	
4.7. Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	02/24/2023	\$8,000.00	
4.8. Nelson Brothers Property Management Inc 180 Avenida La Pata San Clemente, CA 92672	03/06/2023	\$3,990.34	
4.9. Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	03/13/2023	\$7,219.41	
4.10 Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	03/29/2023	\$8,784.54	

Debtor NP Wildcat TIC 1, LLC

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.11 Nelson Brothers Property Management 180 Avenida La Pata San Clemente, CA 92672	04/10/2023	\$3,787.91	
4.12 Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	04/10/2023	\$20.99	
4.13 Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	04/12/2023	\$8,290.77	
4.14 Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	04/26/2023	\$9,266.31	
4.15 Nelson Brothers Property Management 180 Avenida La Pata San Clemente, CA 92672	05/08/2023	\$3,891.01	
4.16 Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	05/11/2023	\$4,694.04	
4.17 Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	05/26/2023	\$5,526.49	
4.18 Nelson Prop Mgmt 180 Avenida La Pata San Clemente, CA 92672	06/07/2023	\$35,000.00	
4.19 Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	06/14/2023	\$4,347.89	
4.20 Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	06/28/2023	\$4,311.03	
4.21 Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	07/12/2023	\$3,135.98	
4.22 Nelson Brothers Property Management 180 Avenida La Pata San Clemente, CA 92672	07/19/2023	\$3,235.58	
4.23 Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	07/28/2023	\$5,289.31	
4.24 Nelson Brothers Property Management 180 Avenida La Pata San Clemente, CA 92672	09/12/2023	\$4,540.61	
4.25 Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	09/13/2023	\$7,007.86	

Debtor NP Wildcat TIC 1, LLC

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.26 Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	09/27/2023	\$5,923.66	
4.27 Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	10/11/2023	\$9,497.50	
4.28 Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	10/20/2023	\$1,500.00	
4.29 Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	10/27/2023	\$5,268.62	
4.30 Nelson Partners LLC 180 Avenida La Pata San Clemente, CA 92672	11/06/2023	\$11,972.95	
4.31 Nelson Brothers Property Management 180 Avenida La Pata San Clemente, CA 92672	11/08/2023	\$4,677.83	
4.32 Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	11/08/2023	\$94,000.00	
4.33 Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	11/13/2023	\$5,612.22	

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

None

Creditor's name and address	Describe of the Property	Date	Value of property

6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount

Part 3: Legal Actions or Assignments**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case

Debtor

NP Wildcat TIC 1, LLC

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1. Federal Home Loan Mortgage Corporation v. NP Wildcat TIC 1, LLC, et al C20234988	Receivership/ Foreclosure	Superior Court of Pima County, Arizona 110 W Congress St. Tucson, AZ 85701	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

 None

Custodian's name and Address	Describe the property	Value
Trigild IVL 9339 Genessee Ave Suite 130 San Diego, CA 92121	1050 E. 8th St, Tucson, AZ 85719	\$13,000,000.00
Case title	Court name and address	
Federal Home Loan v. NP Wildcat TIC 1	Superior Court of Pima County, Arizona 110 W Congress St. Tucson, AZ 85701	
Case number		
C20234988		
Date of order or assignment		
11/06/2023		

Part 4: Certain Gifts and Charitable Contributions

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

 None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value

Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

 None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Dates of loss	Value of property lost
	If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).		

Part 6: Certain Payments or Transfers**11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

 None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

Debtor

NP Wildcat TIC 1, LLC None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

 None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
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Part 7: Previous Locations**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

 Does not apply

Address	Dates of occupancy From-To
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Part 8: Health Care Bankruptcies**15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

 No. Go to Part 9. Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
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Part 9: Personally Identifiable Information**16. Does the debtor collect and retain personally identifiable information of customers?** No. Yes. State the nature of the information collected and retained.**Social Security numbers of tenants**

Does the debtor have a privacy policy about that information?

 No Yes**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?** No. Go to Part 10. Yes. Does the debtor serve as plan administrator?**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**

Debtor NP Wildcat TIC 1, LLC**18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

 None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

 None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Does debtor still have it?

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

 None

Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

 None**Part 12: Details About Environment Information**

For the purpose of Part 12, the following definitions apply:

Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

Site means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

Hazardous material means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders. No. Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

Debtor

NP Wildcat TIC 1, LLC

No.
 Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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24. Has the debtor notified any governmental unit of any release of hazardous material?

No.
 Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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Part 13: Details About the Debtor's Business or Connections to Any Business**25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.	Dates business existed
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26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

None

Name and address	Date of service From-To
26a.1. Nelson Partners LLC 180 Avenida La Pata San Clemente, CA 92672	from 2019 to present

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

None

Name and address	Date of service From-To
26b.1. Squire 1329 South 800 East Orem, UT 84097	

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

None

Name and address	If any books of account and records are unavailable, explain why
26c.1. Nelson Partners Property Management 180 Avenida La Pata San Clemente, CA 92672	
26c.2. Trigild IVL 9339 Genessee Ave., Suite 130 San Diego, CA 92121	

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

Debtor NP Wildcat TIC 1, LLC None**Name and address****27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

 No Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory	Date of inventory	The dollar amount and basis (cost, market, or other basis) of each inventory
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28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
Nelson Partners LLC	180 Avenida La Pata San Clemente, CA 92672		100%
Patrick Nelson	180 Avenida La Pata San Clemente, CA 92672	Managing Member	0%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions? No Yes. Identify below.**30. Payments, distributions, or withdrawals credited or given to insiders**

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

 No Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
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31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes? No Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
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32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund? No Yes. Identify below.

Name of the pension fund	Employer Identification number of the pension fund
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Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in

Debtor NP Wildcat TIC 1, LLC

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connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both.
18 U.S.C. §§ 152, 1341, 1519, and 3571.

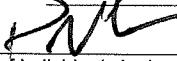
I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on

1-12-24

Signature of individual signing on behalf of the debtor



Printed name

Patrick Nelson

Position or relationship to debtor

Manager

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

No
 Yes

Payment #	Date	Post Month	Vendor	Vendor Code	Property	Payment Type	Account	Payment Status	Reconciliation	Amount
	630	11-Dec-23	Dec-23 Nelson Brothers Property Management, Inc	Wildcat Canyon V	Check	Wildcat Operating (Inf) - 2550	Received	Unreconciled		\$4,843.93
	Wire Transfer 10am-1	17-Nov-23	Nov-23 TUCSON ELECTRIC POWER COMPANY	Wildcat Canyon V	Wire Transfer	Wildcat Operating (Inf) - 2550	Received	Reconciled		\$1.95
	Wire Transfer 11am-1	16-Nov-23	Nov-23 TUCSON ELECTRIC POWER COMPANY	Wildcat Canyon V	Wire Transfer	Wildcat Operating (Inf) - 2550	Received	Reconciled		\$238.76
	629	15-Nov-23	Nov-23 Rafael Estrella Pelayo	Wildcat Canyon V	Check	Wildcat Operating (Inf) - 2550	Received	Reconciled		\$1,353.64
	628	13-Nov-23	Nov-23 Nelson Partners Property Management	Wildcat Canyon V	Check	Wildcat Operating (Inf) - 2550	Received	Reconciled		\$5,612.22
	627	8-Nov-23	Nov-23 Nelson Brothers Property Management, Inc	Wildcat Canyon V	Check	Wildcat Operating (Inf) - 2550	Received	Reconciled		\$4,677.83
	212	2-Nov-23	Nov-23 Vatsav Sethupathi	Wildcat Canyon V	Check	Wildcat Security Deposit (Inf) - Received 2568		Unreconciled		\$100.78
	211	2-Nov-23	Nov-23 Subhadip Sahoo	Wildcat Canyon V	Check	Wildcat Security Deposit (Inf) - Received 2568		Reconciled		\$752.35
	210	2-Nov-23	Nov-23 Khamdam Kadirov	Wildcat Canyon V	Check	Wildcat Security Deposit (Inf) - Received 2568		Unreconciled		\$867.10
	209	2-Nov-23	Nov-23 Joelle Smith	Wildcat Canyon V	Check	Wildcat Security Deposit (Inf) - Received 2568		Unreconciled		\$792.00
	208	2-Nov-23	Nov-23 Fayyaz Ahmed Mohammad	Wildcat Canyon V	Check	Wildcat Security Deposit (Inf) - Received 2568		Unreconciled		\$1,017.35
	626	1-Nov-23	Nov-23 Tailored Mechanical LLC	Wildcat Canyon V	Check	Wildcat Operating (Inf) - 2550	Received	Reconciled		\$7,637.00
	625	1-Nov-23	Nov-23 Cox Communications	Wildcat Canyon V	Check	Wildcat Operating (Inf) - 2550	Received	Unreconciled		\$614.82
	624	27-Oct-23	Oct-23 Nelson Partners Property Management	Wildcat Canyon V	Check	Wildcat Operating (Inf) - 2550	Received	Reconciled		\$5,268.62
	207	23-Oct-23	Oct-23 SANKHA SUBHRA MAHANTI	Wildcat Canyon V	Check	Wildcat Security Deposit (Inf) - Received 2568		Reconciled		\$867.35
	623	20-Oct-23	Oct-23 Nelson Partners Property Management	Wildcat Canyon V	Check	Wildcat Operating (Inf) - 2550	Received	Reconciled		\$1,500.00
	Wire Transfer 9am-1	18-Oct-23	Oct-23 TUCSON ELECTRIC POWER COMPANY	Wildcat Canyon V	Wire Transfer	Wildcat Operating (Inf) - 2550	Received	Reconciled		\$3,612.02
	622	12-Oct-23	Oct-23 Tailored Mechanical LLC	Wildcat Canyon V	Check	Wildcat Operating (Inf) - 2550	Received	Reconciled		\$5,357.00
	621	12-Oct-23	Oct-23 Republic Services	Wildcat Canyon V	Check	Wildcat Operating (Inf) - 2550	Received	Reconciled		\$641.90
	620	12-Oct-23	Oct-23 Rafael Estrella Pelayo	Wildcat Canyon V	Check	Wildcat Operating (Inf) - 2550	Received	Reconciled		\$1,671.54
	206	12-Oct-23	Oct-23 SANKHA SUBHRA MAHANTI	Wildcat Canyon V	Check	Wildcat Security Deposit (Inf) - Voided 2568		Reconciled		\$867.35
	619	12-Oct-23	Oct-23 Quadient, INC (Parcel Pending)	Wildcat Canyon V	Check	Wildcat Operating (Inf) - 2550	Received	Reconciled		\$764.50
	618	12-Oct-23	Oct-23 Foxen Administration, LLC	Wildcat Canyon V	Check	Wildcat Operating (Inf) - 2550	Received	Reconciled		\$1,110.00
	617	11-Oct-23	Oct-23 Nelson Partners Property Management	Wildcat Canyon V	Check	Wildcat Operating (Inf) - 2550	Received	Reconciled		\$9,497.50
	616	11-Oct-23	Oct-23 Nelson Brothers Property Management, Inc	Wildcat Canyon V	Check	Wildcat Operating (Inf) - 2550	Received	Unreconciled		\$4,486.86
Total:										\$64,154.37